



December 5, 2016

Dear Leanne Taylor:

**RE: 1046/48 NORTH PARK STREET**

A Community Meeting was held on December 5, 2016 for a presentation by the developer for 1046/48 North Park. Larry Cecco, Architect, presented for the developer, The Norwood Group, and the client, Island Health. There were 11 people in attendance. The minutes are attached.

There was general support in the room for the proposed building. The variances for height and parking were not considered problematic. The architecture of the building was generally considered to be positive. Overall, the building was considered to be an asset to the street.

While there was support for the idea of a supportive living facility for the mentally ill, there were several comments that North Park has a number of social housing projects, and this was a red flag. How many of these types of projects should the area take?

Some of those in attendance questioned the supportive housing model in this location. They mentioned that this was prime urban space, and would be better used as residential uses for those working downtown. One attendee mentioned he was a victim of eviction since land investors are selling properties to benefit from the market. The need for market rental was mentioned.

One person raised concern that the use (supportive housing for these 34 mentally-ill patients) might change over time. The architect explained that a housing agreement was required. More information is needed about the housing agreement, and how long it is in effect, to address this question.

Overall, there was support for the building, architecture and design. The use of the building raised some concerns about how well this population will add to the vitality of North Park.

Regards,

Pam Hartling  
CALUC Co-Chairs, North Park Neighbourhood Association

Chris Fleming

## **North Park Neighbourhood Association**

Minutes of Community Association Land Use Committee (CALUC) Meeting  
December 5, 2016, 7 p.m.

Re: 1046 & 1048 North Park Street

Attendance (excluding Developer, but including CALUC): 11

### **1. Pre-Meeting Notes:**

- Drawings of the proposed development should be taken off the NPNA website following this public meeting, or a disclaimer, written clearly indicating that the design of the development is subject to change, should be added.

### **2. Presentation:**

Larry Cecco, architect, presented the development proposal.

### **3. Questions and concerns following presentation:**

- Ryan Moen is concerned about two things with respect to the development:
  - The number of supportive housing zonings in the neighbourhood and the effect this has on the make-up of North Park.
  - Developments that do not support an increase in the number of rental units in North Park.
- Both of these sentiments were shared by Harold Stanley, with the addition that Harold is concerned that the residents of the supportive housing development would not patronize local establishments nor be working downtown.
- Similarly, Kalen Harris was concerned about North Park becoming a neighbourhood of supports, although he supports this development.
- In general, everyone but one person agreed with the purpose of the development, but three attendees were vocal about the need to consider other neighbourhoods in the future when deciding where to locate supportive housing projects.



- There was also concern from two attendees (Ryan, Kalen) on what type of supportive housing this project would be converted to if the ten year Housing Agreement with Island Health were to expire and not be renewed.
- Very few questions about the design of the project:
  - Mary Witoski asked if the developer was going to put up a fence on the East side of the building (landscape architect had not been consulted yet).
  - Shawna Farmer was concerned about smoking on the property (smoking would be restricted to the garden area at the back of the development).
  - Carmen Berlin wondered why these two lots were selected (the owner of Mt. St Angela also owned 1046 North Park and was offered 1048 North Park via sale).

#### 4. Conclusion:

NPNA will write a letter to Leanne Taylor, City of Victoria Senior Planner/Local Area Planner, summarizing the CALUC meeting discussion. The minutes of this meeting will be included with the letter.

*Recorder: Chris Fleming*